

Qui-claim Deed No. 664/S

Printed and Sold by John C. Clark Co., 1326 Walnut St., Phila.

# This Indenture Made the 1<sup>st</sup> day of July

Lord two thousands and Fifteen (2015) in the year of our

**Between**

Gail D. Harrison (Grantor)

Beth Knight (Grantee)

**Witnesseth.** That the said Grantor(s), for and in consideration of the sum of Eight Thousand Dollars (\$8,000) lawful money of the United States of America, unto the Grantor(s), well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor(s) has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents both Grantor(s) does grant, bargain, sell, release and confirm unto the said Grantee(s), her heirs and assigns

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected.

**SITUATED** on the North side of Seybert Street at the distance of 147 feet 1 – ¾ inches Eastward from the East side of 26<sup>th</sup> Street in the 29<sup>th</sup> Ward of the City of Philadelphia.

**CONTAINING** in front or breadth on said Seybert Street 15 feet and extending Northward between parallel lines at right angles with said Seybert the East line along the West side of Stillman Street 51 feet to a 3 feet wide alley extending Eastward into Stillman Street and communicating at the Western and thereof with another 3 feet wide alley which extends Northward into Ingersoll Street and Southward into Seybert Street.

**BEING** No. 2529 W. Seybert Street

**TOGETHER** with the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter, forever.

**BEING** the same premises which Marie H. Harrison by deed dated November 11, 1995 and recorded November 16, 1995 in Philadelphia County in Deed Book VSS 1014 pg135 and conveyed unto Gail D. Harrison in fee.

*Together* with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in, and to the same.

*To have and to hold* the said lot or piece of ground described with the buildings and improvements thereon erected with the said hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s) her heirs and assigns to and for the only proper use and behoof of the said Grantee(s) her heirs and assigns

*And* the said Grantor(s) her heirs executors and administrators does these presents, covenant, promise and agree, to and with the said Grantee(s) her heirs and assigns, by these presents that the Grantor(s) and her heirs, all and singular the hereditaments and premises hereby granted or mention and intended so to be, with the appurtenances, unto the said Grantee(s), her heirs and assigns, against the said Grantor(s) and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under his, her, it them, or any of them, shall and will.

# WARRANT AND FOREVER DEFEND

*In Witness Whereof*, the part(y) (ies) of the first part have hereunto set her hand(s) and seal(s). Dated the day and year first above written.

*Sealed and Delivered }*

IN THE PRESENCE OF US:

*Gail D. Harrison* (SEAL)

Gail D. Harrison

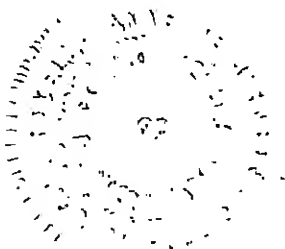
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ROVELLA ANNETTE JOHNSON, Notary Public

City of Philadelphia, Phila. County

My Commission Expires May 1, 2018



Commonwealth of Pennsylvania

County of Philadelphia } ss:

On this, the 18<sup>th</sup> day of July, 20 15, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the

personally appeared

Gail W. Harrison

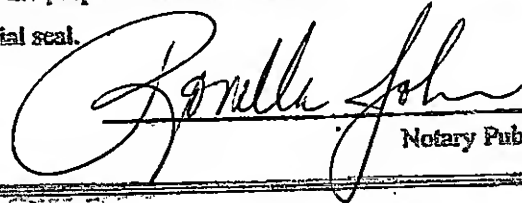
the undersigned Officer.

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ROVELLA ANNETTE JOHNSON, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires May 1, 2018


Notary Public

DEED

Gail D. Harrison (Grantor)

to

Beth Knight (Grantee)

Premises:

2529 W. Seybert St  
Philadelphia County  
Philadelphia, PA 19121

752-S John C. Clark Col, Phila.

The Address of the above-named Grantee

is 2529 W. Seybert St

On behalf of the Grantee

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Beth Knight Telephone Number: 571 264 4325

Mailing Address 1924 N 23rd St City Philadelphia State PA ZIP Code 19121

## B. TRANSFER DATA

Date of Acceptance of Document 1 / 1

Grantor(s)/Lessor(s) <u>Gail D. Harrison</u>	Telephone Number:	Grantee(s)/Lessee(s) <u>Beth Knight</u>	Telephone Number: <u>571 264 4325</u>
Mailing Address <u>2529 W Seybert St</u>		Mailing Address <u>1924 N 23rd St</u>	
City <u>Phila</u>	State <u>PA</u>	ZIP Code <u>19121</u>	City <u>Phila</u>
	State <u>PA</u>	ZIP Code <u>19121</u>	

## C. REAL ESTATE LOCATION

Street Address 2529 W Seybert St City, Township, Borough Phila

County Phila School District Philadelphia Tax Parcel Number

## D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☐ N

1. Actual Cash Consideration <u>8,000</u>	2. Other Consideration <u>+</u>	3. Total Consideration <u>=</u>
4. County Assessed Value <u>49,500</u>	5. Common Level Ratio Factor <u>x 1.02</u>	6. Fair Market Value <u>= 50,490</u>

## E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <u>\$</u>	1b. Percentage of Grantor's Interest in Real Estate <u>%</u>	1c. Percentage of Grantor's Interest Conveyed <u>%</u>
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## 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
- If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.